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PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts**

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 8th July, 2021

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/ 67 OF 2021/PRC-102021-1722-L: WHEREAS the Health and Family Welfare Department of the Government of Gujarat has issued the notifications Dt. 13.03.2020 and 23.03.2021 by which the Gujarat Epidemic Diseases, COVID-19 Regulations, 2020 has been made applicable in the State till 31.12.2021,

AND WHEREAS in view of the situation created by the pandemic Covid-19 (Corona Virus) and consequent state-wide lockdown from time to time, other various restrictions imposed from time to time in view of the present pandemic such as lockdown, night curfew, restricted business hours, closure of certain businesses, restrictions on intra-state and inter-state movement etc., businesses in all sectors are facing financial difficulties. Further, it has adversely impacted the construction activities of real estate projects including residential, commercial, institutional and industrial across the State of Gujarat,

AND WHEREAS the experts are predicting emergence of third wave of Covid-19 and the Urban Local Bodies are pre-occupied with the work of vaccination, healthcare and medical infrastructure augmentation and several other measures to deal with any future wave of Covid-19,

AND WHEREAS surveying and assessing buildings in the entire State of Gujarat for non-compliance of Development Control Regulations in general and building use permissions in particular need detail exercise which is tedious, time and resource consuming herculean task considering the present pandemic situation where the efforts of the Government of Gujarat and Urban Local Bodies are directed in dealing with the pandemic situation. The non-compliance of Development Control Regulations or building use permission has several facets such as building being used for purpose other than development permission issued, construction not done as per sanctioned plan, lack of or non-renewal of fire NOC, lack of other statutory documents required from different agencies, etc. Consequent to non-compliance of development control regulations action can be taken including discontinuing the use of building, which can further adversely affect the economic situation and loss of livelihood,

AND WHEREAS the State Government is not in favour of compromising with the public safety with respect to the requirement of fire safety and would like to ensure Fire Safety norms in all the applicable buildings,

AND WHEREAS in view of the ongoing Covid-19 pandemic, in order to save the livelihoods and to ease the difficulties in compliance of the Development Control Regulations and obtaining building use permission, immediate action needs to be taken, while keeping in mind the safety of the public by ensuring adequate fire safety measures.

NOW THEREFORE, in exercise of the powers conferred under section 122 of the Gujarat Town Planning and Urban Development Act, 1976, the Government of Gujarat hereby issue the following direction to all the development authorities of the State including the Municipal Corporation and Nagarpalikas.

DIRECTION

The buildings that do not have valid building use permission OR are in breach of building use permission OR have violated development control regulations such as change of use, margin, height restrictions etc., the owners / occupiers of such buildings shall immediately take corrective measures to comply with the development control regulations and shall comply with the same within a period starting from today till three months from the last day of applicability of the Gujarat Epidemic Diseases, COVID-19 Regulations, 2020. While all the Municipal Corporations/ Nagarpalikas / Urban Development Authorities/ Area Development Authorities shall take pro-active appropriate measures to increase compliance of Building Use permission, however, no coercive action shall be taken against such buildings for breach of development control regulations from today till three months from the last day of applicability of the Gujarat Epidemic Diseases, COVID-19 Regulations, 2020.

By order and in the name of the Governor of Gujarat.

PRAKASH DUTTA,
Officer on Special Duty and Ex-officio
Joint Secretary to Government.

